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0007

0014.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

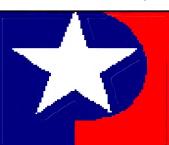
Total Card / Total Parcel  
915,700 / 915,700

USE VALUE:

915,700 / 915,700

ASSESSED:

915,700 / 915,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
98-100		LAKE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	MOVSESSIAN RICHARD G &
Owner 2:	MOVSESSIAN DENISE D
Owner 3:	

Street 1: 100 LAKE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: MOVSESSIAN RICHARD/TRUSTEE -

Owner 2: RRM NOMINEE REALTY TR -

Street 1: 100 LAKE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,289 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2928 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6289		Sq. Ft.	Site		0	80.	0.87	1			Med. Tr	-10					438,241						438,200	

Total AC/Ha: 0.14438

Total SF/SM: 6289

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 438,241

Spl Credit

Total: 438,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:										
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:																								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: gray		Kits: 2	Rating: Average	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:																
View / Desir:																											
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																			
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:		Kits: 2	Rating: Average	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units: 2													
Alt LUC:		Alt %:										Level	FY LR DR D K FR RR BR FB HB L O														
Jurisdct:		Fact: .										Other															
Const Mod:												Upper															
Lump Sum Adj:												Lvl 2															
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:		Floor:		Name:		Exterior:	No Unit	RMS	BRS	FL											
Partition: T - Typical	Prim Floors: 4 - Carpet	Sec Floors:	%					% Own:				Interior:	2	6	2												
												Additions:															
												Kitchen:															
												Baths:															
												Plumbing:															
												Electric:															
												Heating:															
												Totals	2	12	4												
												General:															
<b>DEPRECIATION</b>				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Phys Cond: AV - Average	31.	%		Basic \$ / SQ: 170.00		Rate	Parcel ID	Typ	Date	Sale Price		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Partition: T - Typical	Prim Floors: 4 - Carpet	Sec Floors:	%	Functional:				Size Adj.: 1.04908776							FFL	First Floor	1,321	173,050	228,596								
				Economic:				Const Adj.: 0.97029907							BMT	Basement	1,310	51,910	68,008	UAT	100	FLA	100				
				Special:				Adj \$ / SQ: 173.048							SFL	Second Floor	1,310	173,050	226,693								
				Override:				Other Features: 116500							UAT	Upper Attic	297	121,130	35,977								
				Total:	31	%		Grade Factor: 1.00							OPF	Open Porch	108	30,830	3,330								
				NBHD Inf: 1.00000000				NBHD Mod:							OSP	Screen Porch	108	33,920	3,663								
				LUC Factor: 1.00				WtAv\$/SQ:		AvRate:		Ind.Val:			EFP	Enclos Porch	36	70,440	2,536								
				Adj Total: 685303											Net Sketched Area:	4,490	Total:	568,803									
				Depreciation: 212444				Juris. Factor:				Before Depr:	173.05														
				Deprecated Total: 472859				Special Features: 0				Val/Su Net:	105.32														
								Final Total: 472900				Val/Su SzAd:	179.74														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:				<b>PARCEL ID</b> 013.0-0007-0014.0				<b>IMAGE</b>							
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y		119X18	A	AV	1928	22.31	T	40	104			4,600		4,600										
More: N				Total Yard Items:				4,600				Total Special Features:								Total:				4,600			